



HEARNES

WHERE SERVICE COUNTS

**Alverton Avenue, Poole
Dorset BH15 2QF**

Alverton Avenue, Poole, Dorset, BH15 2QF

Freehold Price £600,000

First time to the market in 26 years is this immaculate 4 bedroom family home with 2 generous reception rooms and a fantastic conservatory, set in a quiet road just 180 metres from Poole Park. The owners have lovingly maintained and improved the property over the years, and it is offered in impeccable order internally and externally. It is tastefully fitted and decorated with a stylish kitchen as well as a modern bathroom and en suite shower room, whilst retaining much of its inherent character. The rear garden is beautifully laid with a southerly aspect and there is an enclosed well-tended front garden and block paved drive leading to the garage.

- An immaculate 4 bedroom family home – occupied by the current owners for the last 26 years
- 2 generous reception rooms with a full height bay window in the lounge plus a lovely double glazed conservatory
- Set back from a quiet road with driveway parking for 2 cars
- Detached garage with garden room behind
- Boot/storeroom with access to front and rear garden
- Well-equipped high gloss white kitchen with granite worktops including tumble dryer, washing machine, fridge/freezer, integrated dishwasher, cooker and a breakfast bar
- Built-in wardrobes to three of the bedrooms
- 2 modern bathrooms including master en-suite
- Lovely conservatory with radiator for all year round use
- Very private landscaped rear garden with 2 decked areas which are perfect for outside dining in the morning and evening
- Ground floor cloakroom
- Gas central heating & double glazing

Poole Park is just 180 metres away and for many years, since it was opened by the Prince of Wales in 1980, it has been at the heart of the town of Poole. From its earliest days to today, it has been a people's park. It is as popular with families today as it has ever been and there are activities for all ages. The park offers a restaurant and café and the town centre itself, within three quarters of a mile, has a variety of shops, restaurants and bars.

COUNCIL TAX BAND: E

EPC RATE: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

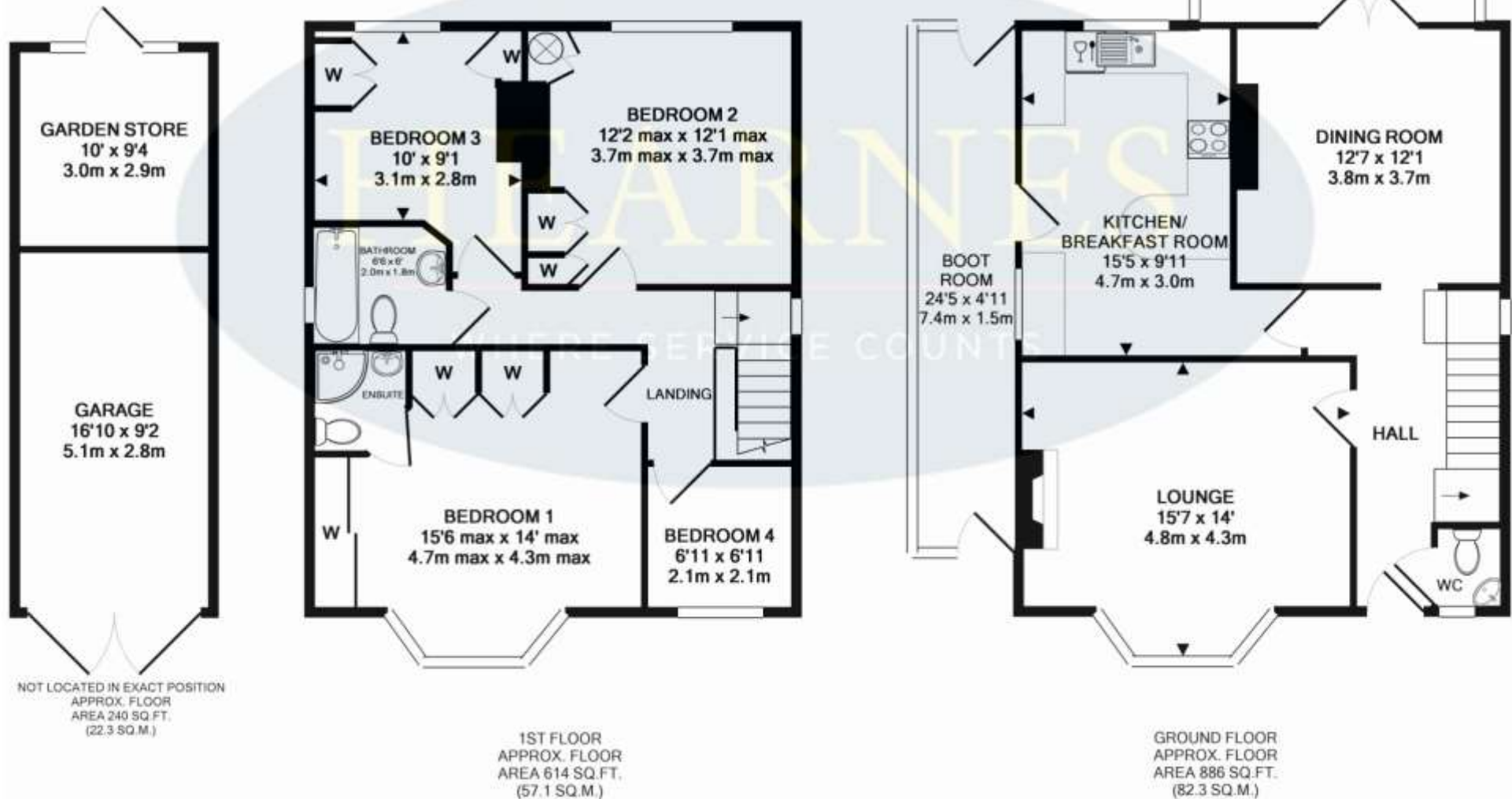




TOTAL APPROX. FLOOR AREA 1741 SQ.FT. (161.7 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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Alverton Avenue



Poole Park



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